

## SECTION 19: RESIDENTIAL ZONES

### Section 19.0: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Residential Zones are included in the zoning regulations to achieve the following purposes:

- A. To reserve appropriately located areas for family living at a broad range of Dwelling Unit densities consistent with the Comprehensive Plan and with sound standards of public health, safety and welfare.
- B. To ensure adequate light, air, privacy, and open space for each Dwelling.
- C. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of Buildings of excessive number in relation to the land area around them.
- D. To protect residential properties from noise, direct illumination, unsightliness, odors, smoke and other objectionable influences.
- E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, Dwelling Unit densities, and service requirements.

### RS-6,000 - Residential Single Family Zone

This zone is intended for single family, urban residential development on minimum Lot sizes of 6,000 square feet and maximum densities of 6.0 Dwelling Units per acre. Only those additional Uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

### RS-10,000 - Residential Single Family Zone

This zone is intended for low-urban density single family residential development on minimum Lot sizes of 10,000 square feet and maximum densities of 4.0 Dwelling Units per acre. Only those additional Uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

### RS-18,000 - Residential Single Family Zone

This zone is intended for low density single family residential development on minimum Lot sizes of 18,000 square feet and at maximum densities of 2.0 Dwelling Units per acre. Only those additional Uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

### RS-36,000 - Residential Single Family Zone

This zone is intended for very low density single family residential development on minimum Lot sizes of 36,000 square feet and at maximum densities of 1.0 Dwelling Units per acre. Only those additional Uses are permitted that are complimentary to, and can exist in harmony with, a suburban residential neighborhood.

## Section 19.0: Purposes (Continued)

### RM-10/A - Multiple Family Residential Zone

This zone is intended for the development of medium density Apartments, Condominiums, Townhouses or other group Dwellings with provisions for adequate light, air, open space and landscaped areas at maximum densities of 10.0 Dwelling Units per acre. Only those additional Uses are permitted that are complementary to, and can exist in harmony with, such residential developments.

### RM-20/A - Multiple Family Residential Zone

This zone is intended for the development of high density Apartments, Condominiums, Townhouses or other group Dwellings with provisions for adequate light, air, open space and landscaped areas at maximum densities of 20.0 Dwelling Units per acre. Only those additional Uses are permitted that are complementary to, and can exist in harmony with, such residential developments.

## Section 19.1: Permitted and Conditional Uses: R Zones

The following Uses shall be permitted where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

### I. RESIDENTIAL SINGLE FAMILY ZONES

#### A. Residential Uses

#### RS-6000 RS-10000 RS-18000 RS-36000

1. Bed and Breakfast Establishments per Section 24.4	-	-	-	C
2. Group Homes for the Handicapped, per Section 24.6.	P	P	P	P
3. Institutional Residential and Other Group Homes	C	C	C	C
4. Single Family Dwelling or Modular Home	P	P	P	P

#### B. Agricultural and Related Uses

#### RS-6000 RS-10000 RS-18000 RS-36000

1. Agriculture and Gardening	P	P	P	P
2. Riding academies or riding clubs	-	-	C	C
3. Sale of products raised on the premises	P	P	P	P
4. The non-commercial keeping of horses and other Livestock (not including swine) subject to the following conditions:	-	-	P	P
a. A minimum of one (1) acre of land shall be required for the maintenance of such animals.				
b. Three such animals may be maintained on the first acre and up to one additional animal for each additional one-half acre.				
c. No such animal may be sheltered, fed or watered closer than 100 feet to a residence occupied by other persons.				

**Revised: 8/90, 12/91, 3/02, 8/05, 10/13**

Section 19.1: Permitted and Conditional Uses: R Zones (Continued)

B. <u>Agricultural and Related Uses</u>		<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
d. The keeping of all animals shall be subject to the regulations and conditions of the Coconino County Health District and Animal Management Division.					
5. The non-commercial keeping of poultry or rabbits at least 100 feet from a residence occupied by other persons	-	-	P	P	
C. <u>Public and Semi-Public Uses</u>		<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Churches, convents, monasteries and other religious institutions	C	C	C	C	
2. Day Care Center	P	P	P	P	
3. Educational Institutions, public or private	C	C	C	C	
4. Fire Stations	C	C	C	C	
5. Hospitals	C	C	C	C	
6. Libraries and museums, public or private	C	C	C	C	
7. Pre-school	C	C	C	C	
8. Public parks and Recreational Facilities	C	C	C	C	
9. Recreational Facilities such as rodeos, hunting/riding clubs, Community Centers, country clubs, tennis and aquatic facilities, golf courses, with incidental, limited commercial uses which are commonly associated with and directly related to the primary use	C	C	C	C	
10. Utility Installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C	C	
D. <u>Home Occupations</u>		<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
12 Cottage Industries subject to the provisions of Section 24.3.	-	-	-	C	
24. Home Occupations subject to the provisions of Section 24.2	P	P	P	P	
E. <u>Accessory Uses</u>		<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Accessory Structures located on the same site as a permitted use	P	P	P	P	
a. Accessory Structures in excess of 3,000 square feet	C	C	C	C	

**Revised: 8/90, 5/92, 9/92, 6/00, 10/13**

## Section 19.1: Permitted and Conditional Uses: R Zones (Continued)

### E. Accessory Uses (Continued)

RS-6000 RS-10000 RS-18000 RS-36000

- |   |   |                  |                  |   |
|---|---|------------------|------------------|---|
| 2. Accessory Uses and Structures located on the same site as a conditional use  | C | C                | C                | C |
| 3. Accessory Wind Energy Systems  |   | See Section 24.8 |                  |   |
| 4. Guest House or Accessory Living Quarters subject to the following conditions:  | P | P                | P                | P |
| a. Attached Living Quarters are permitted regardless of parcel size. Detached Guest Houses are permitted only on parcels of 2 acres or larger.  |   |                  |                  |   |
| b. Accessory Living Quarters and Guest Houses are limited to 50% of the livable square footage of the main Dwelling up to a maximum of 800 square feet for a detached Guest House, or 1000 square feet for attached Accessory Living Quarters unless waived through a Conditional Use permit for an existing structure. |   |                  |                  |   |
| c. Kitchens are allowed.  |   |                  |                  |   |
| d. Travel Trailers, Recreational Vehicles, Manufactured and Mobile Homes are not allowed as Guest Houses or Accessory Living Quarters.  |   |                  |                  |   |
| e. All utilities must be on the same meters as the principal Dwelling.  |   |                  |                  |   |
| f. Maximum separation between the main Dwelling and Guest House shall be 60' measured from livable space to livable space unless waived through Conditional Use permit for an existing structure.   |   |                  |                  |   |
| g. A deed restriction shall be recorded prior to issuance of a building permit indicating that the Guest House or Accessory Living Quarters is for family or guests and not for rental.   |   |                  |                  |   |
| h. Application for a Conditional-Use permit can be requested for a waiver of the requirements of separation and maximum square footage for existing Structures to be converted into a detached Guest House on parcels greater than 2 acres.   |   |                  |                  |   |
| 5. Metal Storage Containers   |   |                  | See Section 24.7 |   |

### F. Temporary Uses

RS-6000 RS-10000 RS-18000 RS-36000

- |   |   |   |   |   |
|---|---|---|---|---|
| 1. Temporary uses as prescribed in Section 24.1 | P | P | P | P |
| 2. Model homes and subdivision sales offices    | C | C | C | C |

**Revised: 2/86, 8/90, 5/92, 9/92, 10/92, 6/00, 12/07, 10/13**

## Section 19.1: Permitted and Conditional Uses: R Zones (Continued)

### II. RESIDENTIAL MULTIPLE FAMILY ZONES

<u>A. Residential Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Apartments containing not more than 4 units	P	P
2. Apartments containing 5 or more units	C	C
3. Bed and Breakfast Establishments per Section 24.4	C	C
4. Condominiums and Condominium conversions	C	C
5. Dormitories	C	C
6. Group Homes For The Handicapped, per Section 24.6	P	P
7. Guest Dwellings	P	P
8. Institutional Residential and Other Group Homes	C	C
9. Single Family Dwelling or Modular Home	P	P
<u>B. Agricultural and Related Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Gardening	P	P
<u>C. Public and Semi-Public Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Churches, convents, monasteries and other religious institutions	C	C
2. Day Care Center	P	P
3. Educational Institutions, public or private	C	C
4. Fire Stations	C	C
5. Hospitals	C	C
6. Libraries and museums, public or private	C	C
7. Pre-school	C	C
8. Public parks and Recreational Facilities	C	C
9. Recreational Facilities such as rodeos, hunting/riding clubs, Community Centers, country clubs, tennis and aquatic centers golf courses, with incidental, limited commercial uses which are commonly associated with and directly related to the primary use	C	C
10. Utility Installations and public service sub-stations, reservoirs, pumping plants and similar installations, not including public utility offices	C	C
<u>D. Home Occupations</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Home Occupations, per Section 24.2	P	P
<u>E. Accessory Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Accessory solar and geothermal systems	P	P
2. Accessory Structures located on the same site as a permitted use	P	P

Revised: 2/86, 8/90, 1/95, 10/13

## Section 19.1: Permitted and Conditional Uses: R Zones (Continued)

### II. RESIDENTIAL MULTIPLE FAMILY ZONES

<u>E. Accessory Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
a. Accessory Structures in excess of 3000 square feet	C	C
3. Accessory Uses and Structures located on the same site as a conditional use	C	C
4. Accessory Wind Energy Systems	See Section 24.8	
<u>F. Temporary Uses</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Temporary uses as prescribed in Section 24.1	P	P
2. Model homes and subdivision sales or rental offices	C	C

## Section 19.2 - Property Development Standards: R Zones

The following property development standards shall apply to all land and Structures, permitted in their respective residential zones, except that, any Lot shown on an official subdivision map that was duly approved and recorded; or any Lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a Building site.

### A. Special Requirements

1. In the RS Zone, other Lot sizes larger than 6,000 square feet may be specified and designated on the Official Zoning Map by attaching a number designation following the zone classification. For example, RS-15,000, RS-40,000, or RS-5 (5 acre minimum lot size). Permitted and conditional uses, property development standards, performance standards and all other requirements and regulations for these alternate zone classifications with the exception of the minimum parcel size, shall be the same as those specified in this Ordinance for the zoning classification with the next lower minimum parcel size, e.g. RS-15,000 would have RS-10,000 requirements and RS-40,000 and RS-5 would have RS-36,000 requirements.
2. For Access purposes each parcel shall have a minimum 30 foot wide Access Easement or Right-of-Way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each Access road over 150 feet in length. No fences or other obstructions shall be placed in the Access Easement area except with written permission of all other property owners served by the Easement. For any parcel of land created after January 3, 1995, an Access road to the parcel must be provided prior to the delivery of any combustible Building materials. Said Access road must be constructed to applicable County private road standards.
3. Use of a tent, Travel Trailer, Recreational Vehicle or Park Model as a temporary or permanent residence is prohibited.

**Revised: 1/88, 8/90, 6/00, 10/13**

## Section 19.2 - Property Development Standards: R Zones (Continued)

4. In any residential zone, Structures permitted under 19.1.I.C and 19.1.II.C for public or semi-public Uses shall maintain a minimum Setback of 50 feet from any property line. Interior Side and Rear Setbacks may be used for off-street parking, landscaping, and recreational purposes.
5. In any multiple family residential zone, a Mobile or Manufactured Home may not be used as a main Dwelling, or Guest Dwelling, except in remote areas on parcels larger than 1 acre where one Mobile or Manufactured Home may be allowed with the granting of a Conditional Use Permit. If the property is later developed with multiple family residential housing, the Mobile or Manufactured Home shall be removed.

### B. General Requirements

- I. RESIDENTIAL SINGLE FAMILY ZONES: The following requirements are minimum unless otherwise noted:

<u>General Requirements</u>	<u>RS-6000</u>	<u>RS-10000</u>	<u>RS-18000</u>	<u>RS-36000</u>
1. Density, maximum Dwelling Units per acre	6.0	4.0	2.0	1.0
2. Dwelling Unit per parcel, maximum except for permitted accessory units	1	1	1	1
3. Minimum parcel size net area in square feet (or per 19.2.A.1)	6000	10000	18000	36000
4. Lot Width, in feet	60	80	100	120
5. Lot Depth, in feet	100	100	100	150
6. Front Setback, in feet	20	20	25	25
7. Side Interior Setback, in feet	5	10	10	20
8. Side Street Side Setback, in feet	10	10	15	20
9. Rear Setback, in feet	20	20	25	25
10. Lot Coverage, maximum	40%	40%	35%	35%
11. Structure Height, maximum in feet	35	35	35	35
12. Off-street parking spaces per Dwelling Unit	2	2	2	2
13. Distance between Structures, in feet	10	10	10	10

- II. RESIDENTIAL MULTIPLE FAMILY ZONES: The following requirements are minimum unless otherwise noted:

<u>General Requirements</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
1. Density, maximum Dwelling Units per acre	10	20
2. Minimum parcel size net area, in acres	0.5	2.0
3. Lot Width, in feet	100	150
4. Lot Depth, in feet	100	200
5. Front Setback, in feet	20	25
6. Side Interior Setback, in feet	10	15
7. Side Street Side Setback, in feet	15	20

**Revised: 8/90, 7/9, 10/13**

## Section 19.2 - Property Development Standards: R Zones (Continued)

<u>General Requirements</u>	<u>RM-10/A</u>	<u>RM-20/A</u>
8. Rear Setback, in feet	20	25
9. Lot Coverage, maximum	45%	50%
10. Structure Height, in feet	35	40
11. Covered off-street parking spaces per Dwelling Unit	2	1 + 1 open
12. Open guest parking spaces	Additional 10% of total spaces	
13. Distance between Structures, in feet	10	10

All Setbacks shall be measured from property lines. In situations where an Access Easement is located along a property line, the Setback shall be measured from the interior edge of the Access Easement line. Where an Access Easement bisects any parcel of land, said Easement shall be considered a Street for Setback purposes and Street Side Setbacks shall apply.

## Section 19.3: Performance Standards: R Zones

- A. In all residential zones, air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall be so operated that they do not disturb the peace, quiet, and comfort of neighboring residents. Facilities for the operation of alternate energy systems shall be exempted from the screening requirements when such screening will clearly restrict the efficient operation of such systems.
- B. In all residential zones, required Front and Street Side Setbacks shall be landscaped except for necessary walks, drives and fences. In the RM Zones, the undeveloped site area shall be landscaped. Such required Landscaping may include outdoor recreation areas. All required Landscaping shall be permanently maintained in a neat and orderly condition.
- C. In all RS and RM Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, secondhand Building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc. shall be subject to the following conditions:
  - 1. For any Lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.
  - 2. On any Lot or parcel of land, all outdoor storage shall be located to the rear of the property and screened from neighboring properties and roadways by a wall, opaque, rigid fencing, landscaping, or other Structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of 19.6. Stored secondhand materials, vehicles, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.

**Revised: 8/90, 5/92, 6/00, 10/13**



### Section 19.3 - Performance Standards: R Zones (Continued)

3. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.
  4. Outdoor storage shall not be permitted on any RS or RM zoned lot unless there is a Dwelling on the Lot.
- D. Required Front and Street Side Setbacks shall not be used for parking or storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory or convenience, except that operable motor vehicles may be parked upon the driveway or Access way to the Garage or Carport.
1. One motor vehicle or Travel Trailer for sale may be parked on or adjacent to the driveway but not elsewhere in the Front or Street Side Yard Setbacks.
  2. Licensed and operable motor vehicles or vehicle accessories with signage may not be parked or stored within the required Front and Street Side Setbacks, except for overnight parking within a driveway or Access way to the garage or carport. Vehicles and accessories with signage may not be set up on site in such a way as to advertise a Use, product or activity.
- E. Commercial Vehicles exceeding 26,000 lbs.gross vehicle weight (gvw) and associated Commercial Equipment shall not be parked, stored, or serviced in any residential zone.
- F. Where a multiple-family Dwelling or Structure, containing 5 or more units, including incidental orrequired Accessory Uses, Abuts property in an Agricultural Residential, Rural Residential, General or single family zone, a masonry wall or solid wood fence six feet in height and/or screen Landscaping shall be established and maintained between such Uses and adjacent residential zones.
- G. Where public or semi-public Uses are established, a masonry wall or solid wood fence six feet in height as measured from the highest adjacent Grade and screen Landscaping shall be erected and maintained between such Uses and adjacent residential Uses on properties.
- H. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping shall be permitted for any Use subject to the applicable provisions of the Zone.

### Section 19.4: Signs: R Zones

No Sign or outdoor Advertising Device Structure shall be permitted in any R Zone except as provided in Section 26: Signs.

**Revised: 10/86, 8/90, 7/91, 6/00, 12/07, 12/08, 10/13**

## Section 19.5: Accessory Structures: Residential Zones

A. Accessory Structures (excluding Guest Houses/Accessory Living Quarters) shall be subject to the following restrictions:

1. Bathroom facilities shall be limited to one (1) sink and one (1) toilet.
2. No kitchen facilities or wet bars shall be permitted.
3. The use of Mobile, Manufactured or Modular Homes, semi-trailers, railroad cars, Travel Trailers, camper shells or similar units as Accessory Structures is prohibited.
4. Metal Storage Containers may be permitted subject to Section 24.7.
5. Accessory Structures may not be established prior to the Dwelling Unit or primary Structure except in the RS Zones with minimum Lot sizes of 1 acre or more.

B. Attached Structures

An Accessory Structure that is attached to a main structure shall meet all of the requirements for location of the main Structure except as provided in “E” of this Section.

C. Canopies

Canopies, or roofs attached to the main Building or connecting the main Building with a detached Accessory Structure, may extend into a required Rear or Interior Side Setback provided that portions of such Structure extending into the Setback:

1. Shall not exceed 15 feet in height nor project closer than five feet to an Interior Side or Rear Lot Line;
2. Shall be entirely open on at least three sides except for necessary supporting columns; except that a roof connecting a main Building and an Accessory Structure shall be open on at least two sides.

D. Detached Structures

1. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.
2. Although not requiring a Building Permit, Accessory Structures that have a floor area of 120 square feet or less must meet the required Setbacks in the RS-18,000, RS-36,000 and larger acreage zones except as permitted in 19.5.D.4.
3. In the RS-6,000 and RS-10,000 Zones on parcels of one-half acre or smaller.
  - a. Structures that are 120 square feet or less shall meet the Front and Street Side Setbacks but may be within six feet of the main Dwelling and three feet from any Interior Side or Rear Property Line.
  - b. Structures that are 64 square feet or less and eight feet or less in height measured to the highest peak may have a 0 foot separation from the main Dwelling and a 1 foot Interior Side or Rear Setback as long as the roof does not drain onto an adjacent property.
  - c. If there is more than one shed on a property, there must be at least a six foot separation between sheds.
4. A detached Accessory Structure which does not exceed 15 feet in height and 600 square feet in area may be located within an Interior Side Yard or Rear Setback; provided, however, that such Structure shall not be closer than five feet to an Interior Side or Rear Lot Line.

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## Section 19.5: Accessory Structures: Residential Zones (Continued)

5. A detached Accessory Structure which exceeds 15 feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Building.
6. A detached Structure (over 120 square feet) shall maintain a minimum 10 foot separation from the main Structure.
7. Outdoor swimming pools, hot tubs and spas shall be considered to be a detached Accessory Structure.

### E. Other Structures

1. Steps, air conditioning units, architectural features, such as eaves, awnings, chimneys, stairways, wing walls or bay windows, may project not more than six feet into any required Front, Street Side or Rear Setback, nor into any required Side Yard Setback more than one-half (1/2) of said required Side Yard.
2. Balconies, porches or decks shall not encroach or project into any required Setback area. Uncovered paver/stone patios or slabs on Grade may encroach into any Setback.
3. Swimming pools including all Accessory or appurtenant Structures and equipment shall maintain a minimum Setback of five feet from all property lines and Buildings. As a precaution against unauthorized use, swimming pools shall be enclosed by a wall or fence not less than 5 feet in height to the specifications of the Department of Community Development.
4. Amateur (HAM) Radio Towers shall be permitted for the personal use of the property owner/resident and subject to the following provisions:
  - a. Towers shall not project more than 65 feet above Grade; establishment of towers above this limit but less than 100 feet in height may be permitted only through the Variance procedure set forth in Section 30. The height of extension antennas shall be determined in their cranked-down position and shall remain in said position except during use.
  - b. Towers shall meet the minimum Setback requirements for the zone in which they are located; no portion of any antenna array shall extend beyond the property lines.
  - c. It shall be the responsibility of the property owner to demonstrate that the site is adequate in size to contain debris resulting from tower failure and that such failure will not present a safety hazard to adjoining properties.

## Section 19.6: Walls and Fences: R Zones

- A. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six feet.
- B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent Grade, may be maintained along the Interior Side or Rear Lot Lines provided that such wall or fence does not extend into a required Front or Street Side Setback. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Section 30 and subject to the granting of a Building Permit.

**Revised: 8/90, 6/00, 10/13**

#### Section 19.6: Walls and Fences: R Zones (Continued)

- D. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the street Right-of-Way so as not to obstruct visibility.
- E. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.

#### Section 19.7: Condominiums and Condominium Conversions: R Zones

##### A. Pre-Application Procedure

Prior to formal application for a Condominium conversion or construction of a Condominium development, the applicant shall meet with the Director of Community Development or his designee to review and discuss the feasibility of the proposed project.

##### B. Application Procedure

A Conditional Use permit application shall be completed and returned to the Director of Community Development with the following documents:

1. If the application is for a Condominium conversion, a report to the County setting forth all repairs and replacements necessary, if any, to immediately place the Buildings in substantial compliance with current Building and Safety Codes and the probable cost of such work. Said report shall include a report prepared by a licensed mechanical engineer verifying the condition of the mechanical elements in the project, including but not limited to furnaces, air conditioners, pumps, water heaters and plumbing fixtures.
2. If the application is for a Condominium conversion, a pest inspection and written report by a certified inspector.
3. If the application is for a Condominium conversion, a comprehensive Building report which includes age, material and condition where applicable of the following:
  - a. Type and age of construction
  - b. Walls, interior and exterior
  - c. Roof
  - d. Garaging
  - e. Trash disposal
  - f. Drainage
  - g. Laundry facilities
  - h. Current maintenance activities and programs
  - i. Estimated number of visiting tenants
  - j. Length of existing leases and average rents
  - k. Average length of tenancy for existing tenants

**Revised: 6/00, 3/02, 10/13**

## Section 19.7: Condominiums and Condominium Conversions: R Zones (Continued)

- l. Estimated schedule for conversion
  - m. Estimated price range of converted units
  - n. List of improvements contemplated
  - o. Estimate of available similar housing in areas
4. For Condominium and Condominium conversion projects, plot plans shall be submitted indicating the following minimum information:
    - a. Location, height, the gross floor area and proposed Uses of each existing Structure and for each proposed Structure.
    - b. Location, use and type of surfacing of all open storage areas.
    - c. Location and type of surfacing of all driveways, pedestrian ways, vehicle parking areas and curb cuts.
    - d. Location, height and type of materials for all walls and fences.
    - e. Location of all landscaped areas, type of Landscaping, irrigation plans and a statement specifying the method by which Landscaping areas shall be maintained.
    - f. Location of all Recreational Facilities and a statement specifying the method of maintenance thereof.
    - g. Location of parking facilities to be used in conjunction with each Dwelling Unit.
    - h. Location, elevation, and type and color of materials to be employed and methods of illumination for Signs.
  5. Structural elevations shall be required at the discretion of the Director of Community Development. Elevations shall indicate type of materials used in construction, as well as the method used to provide sound insulation/attenuation in all common walls.
  6. Such other information as may be determined by the Director of Community Development.

### C. Standards of Development

1. A Tentative Tract Map for a Condominium development shall be prepared and submitted to the County, in accordance with the Subdivision Ordinance of Coconino County.
2. All Condominiums and Condominium conversions shall be developed in accordance with Dwelling Unit requirements as set forth by the Plumbing and Electrical Codes adopted by the County of Coconino.
3. All existing Buildings and Structures shall be made to comply with all applicable building regulations of the County in effect at the time of filing a Conditional Use permit.
4. Utility systems shall exist or shall be constructed to adequately provide for utility services to all Condominium units.
5. Each existing tenant of the project shall be given a 120 day notification on the intended Condominium conversion and the right to purchase his converted multiple Dwelling Unit prior to the unit being placed for sale.

**Revised: 6/00, 10/13**

D. Special Conditions

1. Copies of the required Covenants, Conditions and Restrictions, Articles of Incorporation and By-Laws or other documents of the owner's association or other entity which controls the common facilities shall be submitted to the County for approval and shall set forth the occupancy and management policies for the project, as well as contain adequate and satisfactory provisions for maintenance, repair and general upkeep.
2. A minimum of two covered parking spaces shall be provided for each Dwelling Unit. An additional parking space for guests shall be provided for each two Dwelling Units. Guest parking spaces may be open. For new developments, off-street parking spaces shall be located on the same lot as the Condominium unit or shall be constructed as an integral part of the Condominium unit.
3. A minimum area of 400 square feet per unit shall be provided in all Condominium projects for recreational purposes. Patios of individual units may be included in the satisfaction of this condition.
4. The County may vary from any or all of these conditions in order to ensure compatibility of the Use with surrounding developments and Uses and in order to preserve the public health, safety and welfare.

E. Findings

The Planning and Zoning Commission shall make the findings contained in Section 30.2-7 hereof prior to the granting of a Conditional Use permit for a Condominium or Condominium conversion project.